



Nall Hills Homes Association

Inside this Issue:

<i>President's Message</i>	2
<i>Garage Sale</i>	2
<i>Large-Item Pickup</i>	2
<i>Storm Sewer Project</i>	3
<i>Office Development</i>	3
<i>Forward OP</i>	3
<i>Yard Waste Requirements</i>	4
<i>Recycling Reminder</i>	4
<i>OP Ordinances</i>	4



2018 Annual Meeting Door Prizes Donors:

- The Big Biscuit
- Cinzetti's
- Conroy's Pub
- Cross Fellowship Church
- Firstwatch
- Honey Baked Ham
- Hy-vee (95th/Antioch)
- Papa John's Pizza
- Papa Murphy's Pizza
- Puppy's Playpen
- Republic Services
- Sprouts

Annual Meeting Held November 13, 2018 *Indian Woods Middle School*

The 62nd annual Nall Hills Homes Association meeting was held November 13th, 2018 at Indian Woods Middle School with 112 homes represented and 40 proxies submitted. Again this year, members enjoyed sandwiches, chips, pop and cookies from Hy-Vee.

Vice-President Brian Viets welcomed everyone to the NHHA Annual Meeting. His opening remarks included the introduction of the board members and Association highlights of 2018. Secretary

Hans Nettelblad read highlights for the minutes from the 2017 annual meeting, which were approved by those in attendance. Vice-President Viets summarized particular issues and events from 2018.

Treasurer Mark Able presented the 2018 projected financial results and the proposed budget for 2019-2021 with a recommendation to increase 2019 dues to \$214 resulting directly from an increase in trash collection fees. A motion to approve the increase was second-

ed and passed unanimously by those in attendance.

The slate for the 2019 Board of Directors was also presented and approved (See Page 2 for list of Board Members).

Committee reports by the respective board members present were also delivered regarding civic affairs, community services, our neighborhood service recommendations and website updates. After the meeting, almost all remained for our door prize drawings.

Indian Creek Engineering Study Presentation

After the two major flood events in 2017, NHHA and the affected residents asked Overland Park city engineers officials that a study be done regarding the Indian Creek corridor. The results of that study were presented on January 30th, 2019.

As background, the neighborhood was built in the late 1950s/early 1960s, before many flood plain maps were available. Homes in the southern part of the flood area lie closer to Indian Creek than they would if they'd been built today. The study was designed to determine available alternatives to lessen the frequency and impact of these flooding

events. City staff and engineering consultants developed and analyzed three alternatives for each area, which they presented at the meeting.

For the areas south of 103rd Street, where homes are most vulnerable, the recommended alternative was a full buyout which would entail the demolition of 40 homes and one commercial property in direct danger of flooding, at a cost of \$17.3 million. On the tributary to the north, the recommendation would involve culvert improvements but no home buyouts, and would cost \$6.6 million.

Based on the high cost of the recommended options, there is a low likelihood of either project proceeding. Until funding is secured for these recommended projects, the best approach is for homeowners to visit the FEMA website for advice on how best to protect their property.

Floodplain maps can be found here:

<http://www.opkansas.org/maps-and-stats/fema-floodplain-maps>

Links on the NHHA website can be found here:

<http://nallhills.org/community/indian-creek-information/>

President

Mark Sutton
6009 W. 99th Street
648-8226

Vice-President

Brian Viets
9748 Russell Street
439-1995

Secretary

Hans Nettelblad
9940 Woodson Drive
231-8254

Treasurer

Mark Able
9816 Riggs Street
642-9209

Community Services

Dorene Mamwitz
5511 W. 101st Street
568-7964

**Office Administrator
and Recording Secretary**

Erica Kurta
10025 Lamar Avenue
642-8398

Neighborhood Service

Recommendations:
Sharee Wiggins
6333 W. 100th Terrace
558-2303

Civic Affairs

OPEN

Webmaster

Mark Heatherman
9724 Russell Street
907-5202

At Large

Bill Mingle
10330 Lamar Avenue
669-8760

Please Note: If you have an interest in becoming a member of the Board of Directors, please contact our office at 913-642-8398, email us at web@nallhills.org, or you may contact Mark Sutton directly at 913-648-8226.

President's Message to Residents

So much is happening in our neighborhood, sometimes it is challenging to keep up with all the changes. Change is inevitable, but as much as we want some things to stay the same, change is how we move forward. Looks like there will be a residential community for older adults and Andy's Frozen Custard joining Lowes, with future retail options yet to be confirmed. The French Market (K-Mart area) has been demolished, making way for a large scale office complex with some first floor retail options.

There have been major storm drainage improvements made between 97th and 99th Streets, in-between Russell and Walmer. Unfortunately, this has inconvenienced these homeowners longer than anticipated, largely due to harsher winter weather this year, combined with ongoing utility movement delays. Lastly, the City of OP has presented their Preliminary Engineering Study, related to the Indian Creek flooding concerns brought forth by many of our homeowners. While the results presented various options for both north and south of 103rd Street, the recommended, and least costly option for south of 103rd did include the loss of some 40 homes.

However, the City representatives have noted, this least cost option is not likely to ever happen, unless there is a major shift with Johnson County (and the City's) policies for flood control projects in the future.

Nall Hills Garage Sale June 19th — 22nd

The Association will sponsor the annual Homes Association garage sale starting **Wednesday, June 19th through Saturday, June 22nd.**

Registration is not required to participate this year. You may open and close your sale on the days and times convenient for

you. The Homes Association will provide advertising in the KC Star for the neighborhood sale dates.

Additionally, the Association will provide 6 large banners at major entrances into the neighborhood. Feel free to

place your own sign in your yard, but please do not place signs in your neighbors' yards without their permission, and remember to take your signs back down. See these OP Guidelines for additional signposting information: <http://www.opkansas.org/Doc/temporary-Signs-Brochure.pdf>

Bulky Item Pickup Coming This Fall

This year's Bulky-Item Pickup is sponsored by Overland Park, and will take place this coming Fall. Please watch our website for additional information.

However, some of your items can stay out of our landfills, reduce the burden on the trash haulers, and go to those in need by being donated to area non-profits.

Please consider donating any usable furniture, appliances and home improvement materials to the non-profit of your choice.

Here are 3 options to consider for large items to donate:

Blessings Abound. They're very close to Nall Hills with a large furniture department.

<http://blessingsaboundkc.org/>

10325 Metcalf 913-648-0700

Furniture, exercise equipment, small appliances. Will pick up furniture.

Habitat for Humanity Re-Store

8722 Santa Fe, OP, KS 66212
913-648-6001

Furniture, appliances, building materials, house accessories.

Catholic Charities of NE Kansas

913-433-2100 -- Call for location to donate furniture/large items.



Walmer-Russell Storm Sewer Project Update

The replacement of the storm sewer system along the back yards of the houses between Walmer and Russell from 97th to 99th got underway last October. The existing storm sewer system is being replaced

with two 4'x8' reinforced concrete box culverts; area inlets will also be added to improve existing drainage conditions in the project area.

This project is part of the Johnson County Stormwater

Management Program and is jointly funded by Johnson County and the city of Overland Park.

Construction began last October and is scheduled to be complete this month.

Office Space Development at 95th & Metcalf

The redevelopment of the former French Market shopping center at 95th Street and Metcalf Avenue is beginning to take shape.

Shamrock Trading Corp. purchased the property from Lane 4 on July 13th, and filed a rezoning application that includes an overall site plan and phasing information for the property.

The filing illustrates three towers that would provide nearly 1 million square feet of office space, over two phases of construction.

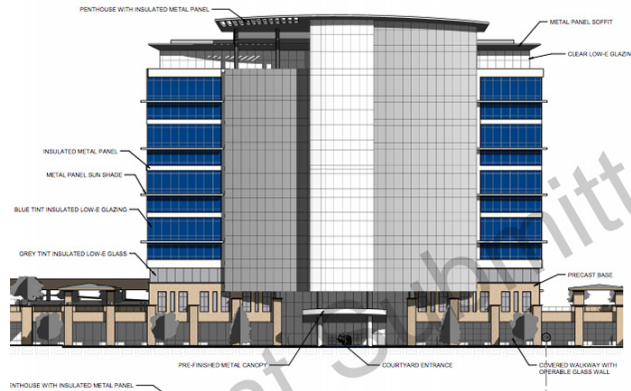
A 12-story office tower and a 1,070-space parking deck are

part of the first phase of the project. The second phase consists of two additional office towers and three more parking decks.

CEO Bill Ryan considers the site a "natural extension" of its

corporate headquarters located across Metcalf, and eventually would house more than 1,000 of its employees.

Work on the new offices is expected to begin in the spring with completion in 2021.



Forward OP—Final Vision Document

The Forward OP steering committee engaged more than 1,000 residents over the past 18 months to create a plan that was presented to the City Council on Feb. 4th. It serves as a road map to guide the city over the next 25 years.

To achieve its ambitious goals, the plan included numerous action steps to be implemented in the short, medium and long-term. They included:

- Creating affordable housing options and new types of neighborhoods.

- Creating large, signature gathering spaces.
- Promoting outstanding educational opportunities.
- Fostering better mental health and social services.
- Developing better transit and transportation options.
- Developing many more arts and cultural opportunities.
- Enhancing recreational, youth sports and other entertainment offerings.

The ideas came from commu-

nity visioning exercises, including an event that drew nearly 600 residents to the OP Convention Center in January 2018.

The plan also recommends hiring a project manager to oversee its initiatives. Over the next 90-120 days, key supporters will work on that job description hiring the project manager. You can find the ForwardOP Final Document here:

http://forwardop.org/wp-content/uploads/2018/11/OP_Vision_FINAL_181112.pdf

Our Neighborhood Schools

www.smsd.org



John Diemer Elementary

9600 Lamar Avenue
913-993-3100
<http://diemer.smsd.org>

Trailwood Elementary

5101 West 95th Street
913-993-5600
<http://trailwood.smsd.org>

Indian Woods Middle School

9700 Woodson
913-993-0600
<http://indianwoods.smsd.org>

Shawnee Mission South High School

5800 West 107th Street
913-993-7500
<http://smsouth.smsd.org>

SM Schools District Office:

8200 West 71st Street
913-993-6200
www.smsd.org



SM South Graduation!

May 14th, 8:00 pm
SM South Stadium

Share your experiences
with quality
workmanship and
services by posting on
Nextdoor.

www.nextdoor.com

Nall Hills Homes Association
10025 Lamar
Overland Park, KS 66207
Phone: 913-642-8398
Email: web@nallhills.org

And now you can even follow us on
Facebook and Twitter!



We would like to thank
Community America Credit
Union at 95th and Nall for
donating meeting space for the
Nall Hills Board of Director
meetings.

So We Can Reach You...

...if you haven't provided us
with your email address, please
do so by doing one of the
following:

1. Email us at nhha@att.net,
to be sure we get your correct
email address, or
2. Call 913-642-8398 and leave
a message, or
3. Visit our website at
www.nallhills.org and click on
the link - it will address the
email for you.

City Of OP Helpful Numbers

Police: 913.895.6300 (non-
emergency/after hours)

Bldg. Codes/Fence Permits:
913.895.6225

Neighborhood Complaints,
Residential Property Services:
913.895.6270

You may also file a report
online at www.opkansas.org
under the Residential Property
Maintenance section.

Yard Waste Requirements Reminder

We thought it would be helpful after recent heavy winter storms and resulting quantity of yard debris to provide reminders on yard waste schedule and regulations:

Bag Limits:

6-Bag: March, April, June, July, August, September, and December
10-Bag: May, October, and November.

Pickup Frequency:

1 Pickup/week March 15th—December 15th. You may contact
Republic Services for additional individual pickup requests.

Acceptable Items:

Grass clippings, leaves, loose straw, branches.

Maximum Acceptable Sizes:

Branches 4'-0" max. length, bundled/tied; 3" max. diameter.
Yard waste bag and branch bundles: 40 lb. max weight.

Recycling Reminders—What Can Go?

Recycling is part of Republic's
services to our neighborhood,
and it is important to our com-
munity and our environment
that we recycle correctly.

Unfortunately the recycling com-
modity markets are very cyclical
and are currently depressed, due
to a variety of causes. One such
cause is recycle contamination,
that is, non-recycle items making
it into your cart. Please review
this list for acceptable materials
to recycle.

Acceptable Recycling Items:

Paper and plastic bottles, jugs and
tubs, shredded paper, aerosol
cans, mail, mixed papers and cata-
logs, newspapers and magazines,
phone books, clean metal and
aluminum cans, boxboard, cereal
and frozen food boxes.

Unacceptable Items:

Batteries and electronics, plastic
or metal hangers, hazardous or
toxic product containers, frozen
food bags, styrofoam, glassware,
including light bulbs, food waste,

Neighborhood Pets:

We continue to receive phone
calls regarding barking dogs.
Please help control excessive
barking-when away, and don't
leave them out. The City has
a noise ordi-
nance and a
fine could be
assessed.



There is also a leash law in
OP. Visit www.opkansas.org
for more information on
these requirements..

Lastly, please clean up after
your dog while out on walks;
let your neighbors fertilize
their own yard!

including food contaminated
paper plates, potato chip
bags, plastic pots, plastic toys.

Please see the full list at
www.nallhills.org, (under the
trash header). To contact
Republic Services, please call
(816)257-2185 or visit their
website:

www.republicservices.com



Keep Nall Hills Beautiful!

The Nall Hills Homes Associa-
tion is committed to maintain-
ing the quality and appearance
of our subdivision. Our homes
association is within the city
limits of Overland Park, and as
such, we must follow the ordi-
nances of the city regarding
property maintenance.

You can visit the link [https://
www.opkansas.org/city-
government/codes-and-
ordinances/property-](https://www.opkansas.org/city-government/codes-and-ordinances/property-)

www.opkansas.org/ for these
regulations.

For more information on
these and other Municipal
Codes, contact the City of
Overland Park Community
Services at 913-895-6270 or
visit the website at
www.opkansas.org.

We all want an attractive,
inviting, and well-kept neigh-
borhood. Please do every-

thing you can to maintain the
beauty and safety of our neigh-
borhood, for residents and pass-
ersby alike.

Let's keep Nall Hills beautiful!

